



**GRASSROOTS**  
REALTY GROUP

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210, 1108 6 Avenue SW  
Calgary, Alberta

MLS # A2287434



**\$329,200**

Division:	Downtown West End		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	931 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 786
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this beautifully renovated 2-bedroom, 2-bathroom condo in The Marquis, ideally located in the desirable west end of downtown. Offering nearly 1,000 sq ft of bright, open-concept living space, this stylish unit has undergone approximately \$30,000 in quality upgrades. Recent renovations include NEW stainless steel appliances (stove and fridge), newer dishwasher and microwave, NEW kitchen cabinetry and backsplash, NEW bathroom vanity and sink, NEW closet doors, NEW lighting, NEW window coverings, NEW paint throughout, and NEW durable vinyl plank flooring that complements the cozy gas fireplace perfectly. The thoughtfully designed layout is both functional and inviting. The spacious primary bedroom features a full ensuite and direct access to the private, south-facing balcony surrounded by mature trees for added privacy. The second bedroom is ideally positioned near the second full bathroom, making it perfect for guests, roommates, or a home office. Enjoy an unbeatable urban lifestyle just steps from the Bow River pathways and only a two-minutes to the C-Train within the free fare zone. Added conveniences include easy stair access to avoid elevator wait times and close proximity to the titled underground parking stall. Building amenities include a fitness center, yoga studio, social/party room, landscaped courtyard, secure bike storage, and visitor parking. Pet-friendly (with board approval). An exceptional opportunity for professionals, downsizers, or investors seeking turnkey living in a prime downtown location.